



**IN THE VALUATION TRIBUNAL FOR ENGLAND
IN THE MATTER OF A 2017 RATING LIST APPEAL**

Case No: CHG101164134

Sitting remotely using
Microsoft Teams

Date: 26 February 2026

SCHEDULE 11 TO THE LOCAL GOVERNMENT FINANCE ACT 1988

RATING — Local Government Finance Act 1988 — ratification of agreement on the rateable value.

Before:
MR A N BACKWAY
MS N PATEL and MRS V LLOYD

Between:

JD WETHERSPOON PLC

Appellant

- and -

KAREN GILES
(VALUATION OFFICER)

Respondent

Regarding:
THE PORT JACKSON, RIVERSIDE WHARF, ADDERLEY ROAD, BISHOPS STORTFORD,
HERTS CM23 3AJ
(the “subject property”)

Ms T Steeden of Cluttons LLP for the Appellant.
Mr R Hunter, for the Respondent.

Hearing date: 23 February 2026

DECISION AND STATEMENT OF REASONS

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DECISION

1. The appeal is allowed-in-part.
2. The Tribunal ratified the agreement reached by the parties at a rateable value of £96,000 with effect from 1 April 2017.

STATEMENT OF REASONS

Introduction

3. The Tribunal received this appeal on 26 September 2025 against the Valuation Officer's (VO) decision of 3 June 2025 not to reduce the existing entry in the rating list at £111,000. The appellant's representative sought a reduction to £75,000. When lodging the appeal with the Tribunal, the appellant's proposed valuation was revised to £89,500.
4. This statement of reasons is not and does not purport to be a full verbatim record of proceedings.

Discussion

5. Shortly before the hearing, the parties to the appeal contacted the Tribunal to advise that they had reached an agreement but would not have time to complete an application for a consent order. The parties therefore asked the Tribunal to ratify their agreement at £96,000 from 1 April 2017.

Conclusion

6. In view of the above findings and conclusions, the Tribunal is satisfied that an agreement as to the correct rateable value had been reached between the parties and, in the absence of a consent order application, that agreement should be ratified.
7. Accordingly, we order in accordance with Regulation 38 (4) and (9) of the Valuation Tribunal for England (Council Tax and Rating Appeals) (Procedure) Regulations 2009, the Valuation Officer is ordered to amend the entry for The Port Jackson, Riverside Wharf, Adderley Road, Bishops Stortford, Herts CM23 3AJ in the 2017 Rating List to £96,000 effective from 1 April 2017.
8. The Valuation Officer must comply with this Order within two weeks of its making.

Right of further appeal

9. Any party who is aggrieved at the Tribunal's decision, and who appeared or was represented at the hearing, has a statutory right of further appeal to the Upper Tribunal (Lands Chamber) pursuant to Regulation 42 of the Tribunal Procedure Regulations. A party does not require permission to appeal from the Tribunal. Any appeal must be made directly to the Upper Tribunal (Lands Chamber) using Form T385 (Notice of appeal) within **four weeks** of the date this decision and statement of reasons was issued.

10. Further information regarding this statutory right of further appeal, and the parties' other rights, is contained in the guidance booklet "*A guide to tribunal decisions*" available on the Tribunal's website at www.valuationtribunal.gov.uk/guidance-booklets/.

Mr A N Backway, Senior Member (Chair)
Ms N Patel, Senior Member
Mrs V Lloyd, Member
26 February 2026

Mrs A Sloan
Clerk to the Tribunal
Date issued to the parties: 26 February 2026